

1 BILL NO. R-84-07- 31

2 DECLARATORY RESOLUTION NO. R- 92-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 July 16, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Block #5, except the north 275.0
12 feet thereof, in Engle Ridge Indus-
13 trial Park, Section "B", an Addition
14 to the City of Fort Wayne, Indiana,
15 according to the Plat thereof recorded
16 in Plat Record 37, Pages 23-25, in the
17 Office of the Recorder of Allen County,
18 Indiana, together with part of the
19 West Half of the Northeast Quarter of
20 Section 20, Township 30 North, Range
21 12 East, Allen County, Indiana, said
22 part being more particularly described
23 as follows, to-wit: Beginning at the
24 southeast corner of the aforesaid Block
25 #5 in Engle Ridge Industrial Park, said
26 southeast corner being on the east line
27 of said West Half at a point situated
28 980.0 feet southerly from the northeast
29 corner of said West Half; thence southerly,
30 on and along said east line, 36.63 feet;
31 thence West by an interior angle of 87
32 degrees, 52 minutes, and parallel to the
south line of said Block #5, a distance
of 240.0 feet to the easterly right-of-
way line of Engle Ridge Drive; thence
northeasterly, on and along said easterly
right-of-way line, as defined by a
regular curve to the left having a
radius of 402.05 feet, an arc dis-
tance of 1.44 feet (the chord of which
forms an interior angle of 92 degrees,
02 minutes, with the last described
course, for a length of 1.44 feet) to
the point of tangency; thence North
by a deflection angle left of 00 de-
grees, 06 minutes from the aforesaid
chord, and tangent to said curve, and
continuing along said easterly right-
of-way line, 35.19 feet to the south-
west corner of said Block #5; thence
East, by an interior angle of 87 degrees,
52 minutes, on and along the south line
of said Block #5, a distance of 240.0
feet to the Point of Beginning;

1 Page Two

2
3 said property more commonly known as 4411 Engle Ridge, Engle Ridge
4 Industrial Park, Fort Wayne, Indiana 46804;

5 WHEREAS, it appears that said petition should be pro-
6 cessed to final determination in accordance with the provisions
7 of said Division 6.

8 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
9 OF THE CITY OF FORT WAYNE, INDIANA:

10 SECTION 1. That, subject to the requirements of Section
11 4, below, the property hereinabove described is hereby designated
12 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
13 12.1. Said designation shall begin upon the effective date of
14 the Confirming Resolution referred to in Section 3 of this Resolu-
15 tion and shall continue for one (1) year thereafter. Said desig-
16 nation shall terminate at the end of that one-year period.

17 SECTION 2. That upon adoption of this Resolution:

18 (a) Said Resolution shall be filed with the Allen
19 County Assessor;

20 (b) Said Resolution shall be referred to the Committee
21 on Finance and shall also be referred to the De-
22 partment of Economic Development requesting a re-
23 commendation from said department concerning the
24 advisability of designating the above designated
25 area an "Economic Revitalization Area";

26 (c) Common Council shall publish notice in accordance
27 with I.C. 5-3-1 of the adoption and substance of
28 this Resolution and setting this designation as an
29 "Economic Revitalization Area" for public hearing;

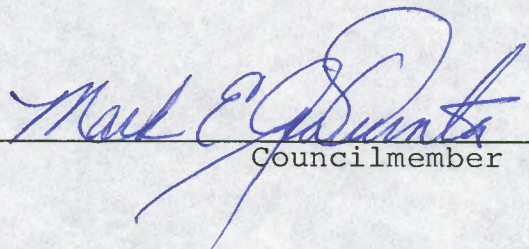
30 (d) If this Resolution involves an area that has al-
31 ready been designated an allocation area under
32 I.C. 36-7-14-39, then the Resolution shall be re-

Page Three

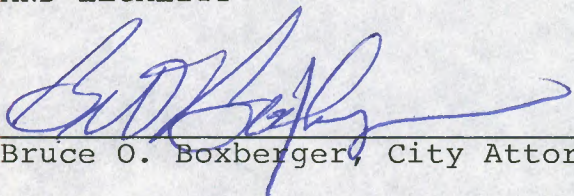
ferred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19 _____, at _____ o'clock _____ M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Alonso, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 7-24-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (~~RESOLUTION~~) NO. Q-92-84
on the 24th day of July, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

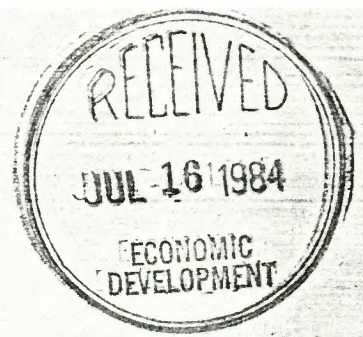
Ray A. E. Boyd
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 25th day of July, 19 84,
at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of July,
19 84, at the hour of 3:00 o'clock PM M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Christen Janitorial Supplies, Inc.
2. Owner(s) Gerald F & Loretta R Christen
3. Address of Owner(s) 1241 W Foster Parkway
Fort Wayne, Indiana 46807
4. Telephone Number of Owner(s) (219) 745-2290
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 3301 Freeman
Fort Wayne, Indiana 46804
7. Telephone number of Applicant (219) 432-0223
8. Address of Property Seeking Designation 4411 Engle Ridge
Engle Ridge Industrial Park
9. Legal Description of Property Proposed for Designation (may be attached) attached
10. Township Wayne
11. Taxing District Four

LEGAL DESCRIPTION

Real estate located in Allen County, Indiana, which real estate is described as follows:

Block #5, except the north 275.0 feet thereof, in Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, according to the Plat thereof recorded in Plat Record 37, Pages 23-25, in the Office of the Recorder of Allen County, Indiana, together with part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, said part being more particularly described as follows, to-wit: Beginning at the southeast corner of the aforesaid Block #5 in Engle Ridge Industrial Park, said southeast corner being on the east line of said West Half at a point situated 980.0 feet southerly from the northeast corner of said West Half; thence southerly, on and along said east line, 36.63 feet; thence West by an interior angle of 87 degrees, 52 minutes, and parallel to the south line of said Block #5, a distance of 240.0 feet to the easterly right-of-way line of Engle Ridge Drive; thence northeasterly, on and along said easterly right-of-way line, as defined by a regular curve to the left having a radius of 402.05 feet, an arc distance of 1.44 feet (the chord of which forms an interior angle of 92 degrees, 02 minutes, with the last described course, for a length of 1.44 feet) to the point of tangency; thence North by a deflection angle left of 00 degrees, 06 minutes from the aforesaid chord, and tangent to said curve, and continuing along said easterly right-of-way line, 35.19 feet to the southwest corner of said Block #5; thence East, by an interior angle of 87 degrees, 52 minutes, on and along the south line of said Block #5, a distance of 240.0 feet to the Point of Beginning.

Subject to all conditions, limitations, restrictions and easements of record.

FLOOD PLAIN CERTIFICATION

This property is not within the flood plain as defined in the December 1974 Corps of Engineers, U.S. Army Technical Summary to Flood Plain Information Reports for Maumee, St. Mary's and St. Joseph Rivers, Cedar Creek, Junk and Trier Ditches.

12. Current Zoning M2
13. Variance Granted (if any) none needed
14. Current Use of Property
- a. How is property presently used? Vacant Land
- b. What Structure(s) (if any) are on the property? none
- b. What is the condition of this structure/these structures? _____
15. Current Assessed Value of Real Estate _____
- a. Land 4700
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$243.00
17. Description of Proposed Improvements to the Real Estate _____
- Construction of a 50 x 90 Warehouse and office
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- September 1984
- b. When is completion expected? Dec 1984
19. Cost of Project (not including land costs) 91,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Four Additional Total Seven

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? 3 Salespeople and office & Warehouse personnel

c. Anticipated time frame for reaching employment level stated above?

one year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of; normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

There has been a lack of development in this area. This land is adjacent to the Enterprize Zone. The area surrounding the land is depressed, with many of the people living there unemployed.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

By adding to the Tax Base and the hiring of at least 4 additional personnel

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. none

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES xx NO

26. Financing on Project

What is the status of financing connected with this project?

Applying for an Industrial Revolving Loan for \$40,000

Loan Approved
7/12/84

Bank Loan for \$60,000

Business will pay \$11,050

I hereby certify that the information and representation on this Application are true and complete.

Gerald F. Christensen Pres
Signature(s) of Owners

7/12/84
Date

Loretta R. Christensen, Sec. Treas

7-12-84

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

No. 00611

Application fee for tax abatement process



CHRISTEN JANITORIAL SUPPLIES, INC.

CHRISTEN JANITORIAL SUPPLIES, INC.

3301 FREEMAN
FORT WAYNE, INDIANA 46804

PEOPLES TRUST BANK

71-25
749

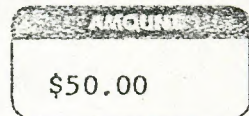
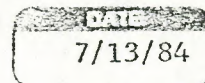
No. 00611

Check No.

Fifty Dollars and no cents

PAY TO THE ORDER OF:

Department of Economic Development
City County Building
One Main St
Fort Wayne, Indiana



Loretta R Christen
AUTHORIZED SIGNATURE

⑈006119⑈ ⑆074900259⑆ 10840 35975⑈

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionR-84-07-31DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1.(4411 Engle Ridge, Engle Ridge Industrial Park - Christen JanitorialSupplies, Inc.)EFFECT OF PASSAGE Presently vacant land will be used to construct a50 x 90 warehouse and office adding jobs to the community.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$91,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____